

ORDINANCE NO. 961003-F

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

5.382 ACRE TRACT OF LAND OUT OF THE WILLIAM WILKS SURVEY NO. 29 AND THE THOMAS ELDRIDGE SURVEY NO. 26, TRAVIS COUNTY, TEXAS, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "NO-CO" NEIGHBORHOOD OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 6414 NORTH HAMPTON DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-3" Family Residence district to "NO-CO" Neighborhood Office district-Conditional Overlay combining district on the property (the "Property") described in File C14-96-0089, as follows:

5.382 acre tract of land out of the William Wilks Survey No. 29 and the Thomas Eldridge Survey No. 26, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 6414 North Hampton Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with

all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

2. There shall be no vehicular access from the Property to Brunswick Drive. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "NO" base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on October 14, 1996.

PASSED AND APPROVED

October 3

, 1996.

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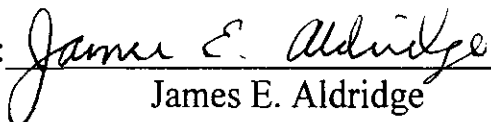
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk



**Professional Land Surveying
& Digital Mapping**

Office: 512-476-7103

Fax: 512-476-7105

510 South Congress Ave.

Suite 110

Austin, Texas 78704

Hope Lutheran Church
Zoning Description

A DESCRIPTION OF 5.382 ACRES OF LAND IN THE WILLIAM WILKS SURVEY NO. 29 AND THE THOMAS ELDRIDGE SURVEY NO. 26, TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.51 ACRE TRACT DESCRIBED IN VOLUME 2137, PAGE 376 OF THE TRAVIS COUNTY DEED RECORDS, AND ALL OF A 1.88 ACRE TRACT DESCRIBED IN VOLUME 2145, PAGE 177 OF THE TRAVIS COUNTY DEED RECORDS; SAID 5.382 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with an aluminum cap set in the west right-of-way line of Northeast Drive (80' right-of-way), being also the southeast corner of Lot 17 Block H of University Hills Section 1, a subdivision of record in Volume 9, Page 147 of the Plat Records of Travis County, Texas, and being the northeast corner of the 3.51 acre tract;

THENCE with the west right-of-way line of Northeast Drive, along a curve to the left, an arc length of 350.44 feet, with a radius of 613.20 feet, and a chord which bears South 31°53'47" East, a distance of 345.70 feet (record chord South 31°53' East, 345.75 feet) to a 1/2" rebar found at the intersection of the west right-of-way line of North Hampton Drive (60' right-of-way);

THENCE with the west right-of-way line of North Hampton Drive, the following three (3) courses:

1. South 29°58'42" West, a distance of 292.06 feet (record South 30°01' West, 292.04 feet) to a 1/2" rebar found;
2. Along a curve to the right, an arc length of 162.17 feet, with a radius of 237.56 feet, and a chord which bears South 49°57'26" West, a distance of 162.17 feet (record chord South 49°58' West, 162.10 feet) to a 1/2" rebar with an aluminum cap set;
3. South 69°55'00" West, a distance of 24.71 feet (record South 69°55' West, 24.71 feet) to a 1/2" rebar found at the southeast corner of Lot 1, Block F of Windsor Park II, Section 4, a subdivision of Record in Volume 8, Page 114 of the Plat Records of Travis County, Texas, being also the southwest corner of the 1.88 acre tract;

EXHIBIT "A"

THENCE with the southwest line of the 1.88 acre tract, the east line of said Lot 1, and the east line of Block F of Windsor Park II, Section 3, a subdivision of record in Volume 8, Page 51 of the Plat Records of Travis County, Texas, the following five (5) courses:

1. North 19°13'00" West, a distance of 295.29 feet (record North 19°13' West, 295.70 feet) to a concrete nail found;
2. North 19°00'34" West, a distance of 98.10 feet (record North 18°49' West, 98.00 feet) to a concrete nail found;
3. North 66°08'41" West, a distance of 100.05 feet (record North 66°19' West, 100.00 feet) to a 1/2" rebar with an aluminum cap set;
4. North 61°16'41" West, a distance of 150.06 feet (record North 61°27' West, 150.00 feet) to a concrete nail found;
5. North 25°25'58" East, a distance of 56.76 feet (record North 24°50' East, 57.06 feet) to a 1/2" rebar with an aluminum cap set at the northwest corner of the 1.88 acre tract, being also the southwest corner of the 3.51 acre tract;

THENCE North 28°36'33" East, with the west line of the 3.51 acre tract and the east line of Block F and Block H of Windsor Park II Section 3, a distance of 231.27 feet (record North 28°51' East, 231.61 feet) to a metal fence post found in the south line of Lot 3, Block H of University Hills Section 1, being the northwest corner of the 3.51 acre tract;

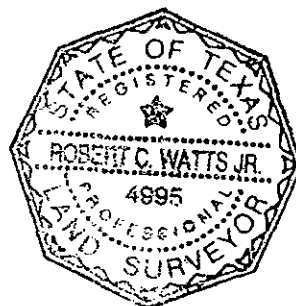
THENCE with the north line of the 3.51 acre tract, being also the south line of Block H of University Hills Section 1, the following two (2) courses:

1. South 60°50'33" East, a distance of 125.43 feet (record South 60°47' West, 125.24 feet) to a 1/2" rebar with an aluminum cap set;
2. South 85°16'27" East, a distance of 218.98 feet (record South 85°12' East, 218.95 feet) to the POINT OF BEGINNING, containing 5.382 acres, more or less.

Surveyed on the ground under my direction June 19, 1996. Attachments: Survey Drawing 02-0203. Bearing Basis is the East Line of Windsor Park II, Section 3, North 19°13' West, from record plat information.

Robert C. Watts Jr. 6-24-96

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



SEE SHT. 2 FOR MORE INFO.



THIS SHETCH IS 2 PAGES

SEE SHT. 1 FOR MORE INFO.

SKETCH TO ACCOMPANY A DESCRIPTION OF 5.382 ACRES, BEING ALL OF A 3.51 ACRE TRACT DESCRIBED IN VOLUME 2137, PAGE 376 OF THE TRAVIS COUNTY DEED RECORDS, LOCATED IN THE WILLIAM WILKS SURVEY NO. 29, AND BEING ALL OF A 1.88 ACRE TRACT DESCRIBED IN VOLUME 2145, PAGE 177 OF THE TRAVIS COUNTY DEED RECORDS, LOCATED IN THE THOMAS ELDRIDGE SURVEY NO. 26.

NUMBER	DIRECTION	DISTANCE	RECORD
L1	S69°55'00"W	24.71'	(S69°55'W 24.71')
L2	N25°25'58"E	56.76'	(N24°50'E 57.06')

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD	RECORD CHORD
C1	32°44'41"	S31°53'47"E	613.20	350.44	345.70	(S31°53'E 345.75')
C2	39°54'55"	S49°57'26"W	237.56	165.50	162.17	(S49°58'W 162.10')
C3	06°31'59"	N12°15'27"W	613.20	69.92	69.88	

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH ALUM. CAP SET
- ▲ CONC. NAIL FOUND
- () RECORD DEED INFO.

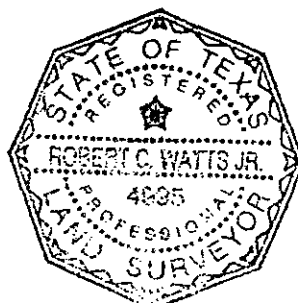
BEARING BASIS IS THE EAST LINE OF WINDSOR PARK II SECTION 3, N19°13'W, FROM RECORD PLAT INFO.

PROJECT: 02-95002

DRAWING: 02-0203

PLOT DATE: 06/24/96

DATE OF SURVEY: 06/19/96

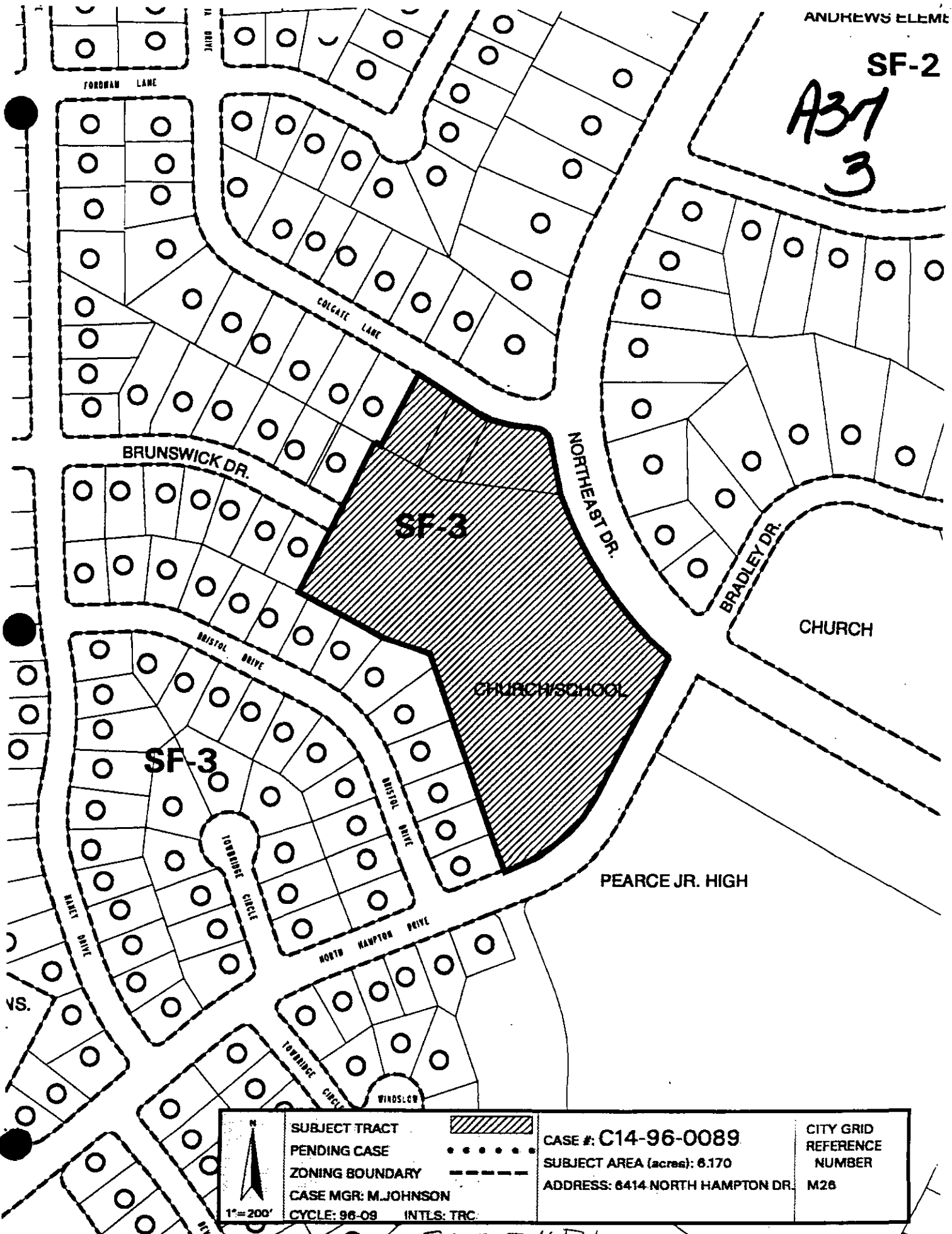


Robert Watts
6-24-96

Chaparral

SF-2

A31
3



VS.

961003-F

EXHIBIT "B"

PO#: 961003F

Ad ID#: AEM400900

Acct#: 5124992499

Austin American-Statesman

Account Name: CITY CLERKS OFFICE

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

ORDINANCE NO. 961003-F
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS:
5.382 ACRE TRACT OF LAND OUT OF
THE WILLIAM WILKS SURVEY NO. 29
AND THE THOMAS ELDORGE SUR-
VEY NO. 28, TRAVIS COUNTY, TEXAS,
FROM "SF-3" FAMILY RESIDENCE
DISTRICT TO "NO-CO" NEIGHBOR-
HOOD OFFICE DISTRICT-CONDI-
TIONAL OVERLAY COMBINING
DISTRICT, LOCALLY KNOWN AS 6414
NORTH HAMPTON DRIVE, IN THE
CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS.
MAYOR BRUCE TODD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

Carol Nickels

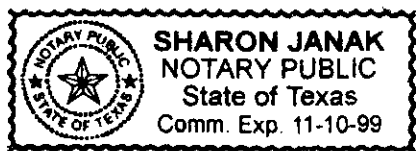
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	10/16/96	Last Published:	10/16/96
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$46.74

and that the attached is a true copy of said advertisement.

Carol Nickels

SWORN AND SUBSCRIBED TO BEFORE ME, this the 16th day of Oct, 1996.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

SHARON JANAK
(Type or Print Name of Notary)

My Commission Expires: 11.10.99